

46th Ward Zoning and Development Committee

Meeting Minutes

February 25, 2013

Bridgeview Bank Conference Room

Next Meeting: March 18th, 7:00 pm, location TBD

Organizations in Attendance: Uptown United, East Lakeview Chamber of Commerce, Uptown Chicago Commission, Organization of the NorthEast, Gill Park Co-op, Buena Park Neighbors, 4250 N. Marine Dr, 4300 N. Marine Dr, 4343 N. Clarendon, Clarendon Park Neighbors, 4550 N. Clarendon, Graceland Wilson Block Club, Dover Street Neighbors, Beacon Block Club, Magnolia-Malden Block Club, Lakeside Neighbors Block Club, Gunnison Block Club, 920 W. Wilson, 700 W. Bittersweet, 828 W. Grace, Mark Zipperer, Marty Tangora, 4848 N. Sheridan

Announcements: Modifications have been made to the building design proposal. These changes include the addition of a 20,000 sf health club on the second floor and expansion of the base of the building base (3 stories) to include the empty parking lot along Agatite on the west side of the building.

Discussion:

A) What to do with the parcel of property at the NE corner of Clarendon and Montrose, adjacent to the park. The developer, JDL, and Ald. Cappleman are open to community and committee input on the future disposition of the approximately 15,000 sf property.

The committee decided to vote on 3 possible options:

1. Demolish the existing building and turn the property over the Chicago Park District, future use to be determined. Clarendon Park Local Advisory Council will work with the Park District and the developer to develop a plan for the use of the property.

2. Existing building being turned over to another entity for preservation and reuse (not the Chicago Park District).
3. Developer (JDL) will maintain possession of the property and build a low-density retail building such as a restaurant or coffee shop that would be leased to a for-profit tenant .

23 organizations voted, 10 Voted for option #1, 5 voted for option #2, 8 voted for option #3. The committee recommends that property be turned over to the Park District.

Statement from the Clarendon Park LAC:

On behalf of the Clarendon Park Local Advisory Council, we are grateful the 46th Ward Zoning & Development Committee voted to return this land to the Chicago Park District. The Clarendon Park LAC's future plans for the best public use of this land to serve our community will be a collaborative effort. Initial considerations will focus on how to create a vibrant urban park that encourages people to come, enjoy and use our park, and may include:

- After building demolished, work with Park Concessions group, potentially involving collaboration with JDL Development, to create/build casual café dining restaurant—lots of windows, maximum 2 stories with rooftop dining, outdoor patio space that can accommodate multiple, all season uses. For example: outdoor space used as ice skating rink in winter could double as an outdoor patio during spring-summer-fall to accommodate mall music groups and performances. Would also include landscaped garden area with some seating for public use and access.
- Create public garden that includes welcoming seating arrangement(s), trellises/pergola and trees for shade, and public art to define the space.
- Other ideas for a welcoming, sustainable use that serves as a gateway to the park and community are welcome.

B) How much affordable housing to include in the development vs. contribution to the Low Income Housing Trust Fund. The Chicago Affordable Requirements Ordinance (ARO) states: “Whenever financial assistance is provided to any develop in connection with the development of a residential housing project the developer shall be required to establish 20 percent of the

housing units as *affordable housing or the equivalent*”

The committee decided to vote on 3 possible options:

1. No affordable housing to be built in the development, all of the affordable requirement is met through payment to the LIHTF.
2. 10% of units will be built as affordable , fulfilling half the requirement, and the other half will be fulfilled through contribution to the LIHTF
3. 20% affordable units will be built in the development,

23 Organizations voted, 8 voted in favor of option #1, 15 voted in favor of option #2, 0 for option 3. The committee recommended that 10% of affordable housing be built in the development and the balance of the requirement fulfilled by payment to the LIHTF.

C) The issue: Currently, NO tax revenue is generated from this property. Due to the past use of the property, it is tax exempt. The Montrose/ Clarendon TIF District was created to stimulate growth and development and eliminate blight conditions identified in the redevelopment area. The details of this determination can be reviewed in the Designation Ordinance and Redevelopment Plan at

http://www.cityofchicago.org/city/en/depts/dcd/supp_info/tif/montrose_clarendontif.html

The increment created will provide incentives to the developer and create benefit to the community through reimbursement of eligible expenses, as listed on page 7 of the Redevelopment Plan.

JDL is proposing a total of \$32M in incentives from the TIF, including \$6M for the renovation of the field house. The eligibility of expenses and the amount of increment a project is expected to generate is determined by DHED.

The committee voted to endorse this TIF proposal pending further information from the developer. The committee would like a detailed accounting of what the \$26M in eligible expenses will be and expressed that they would like to explore possibilities to provide additional funding to renovate the Clarendon Park Field House.

